

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

February 3, 2003

PRESENT: Tom Cowan, Chair
Mark Decker, Co-Chair
Terry Janicz
Andy Kelkenberg
Rick Meahl
Don Hoeffler
John Potera

Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Andy motioned to accept the minutes from the January 20th meeting, seconded by Terry and all approved.

Tom reported that:

- ❑ The Town adopted the Comprehensive Master Plan. He found it to be educational and offered his copy for all members take a look at it.
- ❑ John Smith responded to Tom's memo requesting a revised plan to accurately reflect his project at 11492 Main Road. He was told that an entire plan was not necessary, just the section showing the four commercial buildings instead of five, which we can attach to the original plans.
- ❑ He was pleased to see the Zoning Board consider the Planning Board's recommendation in denying the Meides request to position the proposed home 48' from the road, and approving 50' thus making it consistent with the Meides home at 6693 Maple Rd.

13722 Main Road – Special Use Permit

Buffalo Auto Sales Co., Inc. (Rich Belotta), formerly Victor Auto Sales. David Giam received special permit in exchange for site cleanup. Mr. Belotta is only using about one-fifth of Mr. Giam's lot. The site plan requirement will be waived due to grandfathered use (see page 10064 in Code Book). However, because of the rental agreement with the present owner and the potential for two dealerships on the site, we will recommend to the Town Board that an annually renewable special use permit be required with the following conditions attached:

1. No permanent structures be erected
2. A maximum of six vehicles on display for retail sale
3. A minimum of one clearly marked disabled parking space for customers
4. A minimum of two clearly marked customer parking spots
5. No extended storage of junk or dismantled vehicles
6. No customer parking or retail sales displays within the NYS Route 5 right-of-way

12690 Main Road – Special Use Permit

M. Shields Enterprises (used car lot). Michael Shields picked up site plan packet on 1/27/03. If he does not submit a site plan, Code Enforcement will monitor his activity.

Scotland Road – Rattles to Reading Day Care – Special Permit

This permit should have been issued when the day care center was built. The Planning Board has no comments for the Town Board.

Discussion: Sign Ordinance – Billboards and Off-Premises Signs

- ❑ Don Hoeffler distributed his notes on this subject.
- ❑ Off-Premises signs could be broken into two categories (1) Event and (2) Private. The details and possible requirements for each were discussed at some length.
- ❑ Allow other towns to advertise in our town? (i.e., Wolcottsville Grass Drags)
- ❑ Placement left to discretion of Code Enforcement Officer?
- ❑ Length of time to remove sign after event occurred?
- ❑ Church signs on Buell @ Rt. 93 may require permit
- ❑ What should size requirements be?
- ❑ New billboards will not be allowed; existing ones will be grandfathered
- ❑ Orchard Park and Hamburg passed an ordinance banning billboards; we are awaiting text and determination on this from Nathan.

New Business

- ❑ Bi-weekly Zoning Report was reviewed. This will now be a standard agenda item.
- ❑ Mark made a motion to change the April 7th Planning Board Meeting to March 31st, seconded by Tom and all approved.

Unfinished Business

- ❑ The Kelly Schultz pavilion on Main Road was discussed. A body of a truck is backed up to an overhead door that looks pretty bad. It's been there for about nine months. Tom or Becky will get a hold of Kelly. This property is in Newstead but is advertised as Clarence. The Comprehensive Master Plan states that a LARGE Newstead sign should be placed at the town boundary.
- ❑ Special event permits and change in use permits was discussed. Does the Census Bureau have job classifications defining each use? What constitutes a change in use? What is definition of special event? Would not-for-profits have any advantage? Does Clarence require a special event permit for their Fourth of July celebration? How do you monitor overflow of vehicles for special events that attract large crowds?

A section of the Code will be reviewed for revision or enhancement at each meeting.

Terry motioned to adjourn the meeting at 8:50 PM, seconded by John and all approved.

Respectfully submitted by,

Christine Falkowski
Recording Secretary